

\$719,900 - 7053 85 Street, Grande Prairie

MLS® #A2211612

\$719,900

3 Bedroom, 3.00 Bathroom, 2,300 sqft
Residential on 0.13 Acres

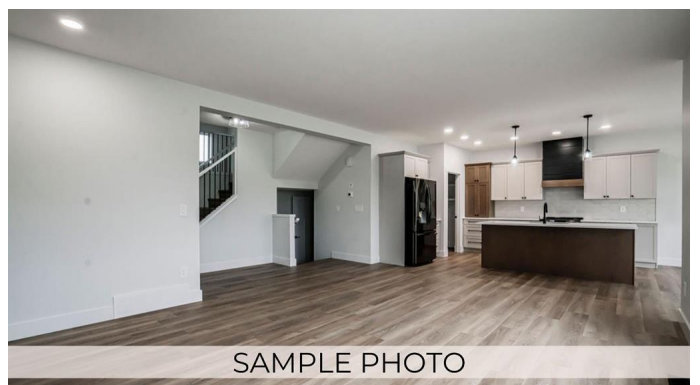
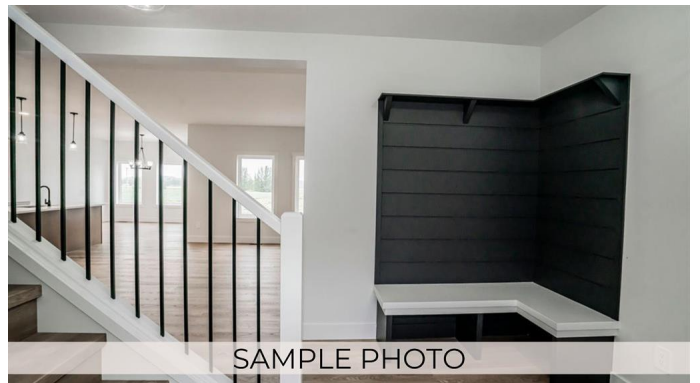
Signature Falls, Grande Prairie, Alberta

Discover the highly sought-after "Monte Carlo" floor plan, now available with a triple car garage and a walk-out basement backing onto scenic Woody Creekâ€™ located just down from a childrenâ€™s park in the desirable, family-friendly neighbourhood of Signature Falls. This spacious two storey home boasts a welcoming front entry and an open-concept main floor featuring a massive central island, abundant cabinetry, and an oversized dining nook. The living area is highlighted by stunning East-facing windows and a modern fireplace design. Conveniently located off the garage, youâ€™ll find a mudroom and a half bath. Upstairs offers a generous bonus room with a recently added office/den space and a full laundry room for added convenience. The upper level includes three well sized bedrooms, including a luxurious primary suite complete with a walk-in closet and a beautifully designed ensuite. The walk-out basement offers great potential for future development, with large windows providing plenty of natural light. This thoughtfully designed floor plan is perfect for buyers seeking extra space in a prime location. Book your showing today!

Built in 2025

Essential Information

MLS® #	A2211612
Price	\$719,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,300
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7053 85 Street
Subdivision	Signature Falls
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0J3

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Garage Control(s), None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	None
-------------------	------

Lot Description	No Neighbours Behind, See Remarks, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 12th, 2025
Days on Market	2
Zoning	RR

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.